

**Sec. 5.1600. (C-4) GENERAL COMMERCIAL DISTRICT.****Sec. 5.1601. Purpose.**

The C-4 district serves as the location for the heaviest type of activities found in the city, including warehousing, wholesaling and light manufacturing. Locations for C-4 zoning should be thoughtfully conceived so that the use of the property is adequately buffered from residential areas and so that highway frontage does not present a poor image of the community.

**Sec. 5.1602. Approval required.**

No structure or building shall be built or remodeled upon land in the C-4 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1603. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

- a. Business and professional office (limited to ten (10)) percent of gross building floor area development on a lot within a subdivision.
- b. Hospitals for animals including boarding and lodging provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
- c. School, private, operated as a commercial enterprise.
- d. Municipal uses.
- e. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall

be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Manufacturing and processing.

- a. Beverage bottling.
- b. Blacksmith shop or welding shop.
- c. Boat building or repair.
- d. Cabinet shop.
- e. Cleaning and dyeing plant.
- f. Cosmetics manufacturing.
- g. Dairy products processing.
- h. Electronic components manufacturing.
- i. Furniture refinishing and manufacturing.
- j. Ice cream manufacturing.
- k. Ice plant or cold storage plant.
- l. Instrument manufacturing.
- m. Jewelry manufacturing.
- n. Meat or poultry processing, but not including slaughtering.
- o. Motion picture production.
- p. Musical instrument, games and toys manufacturing.
- q. Pharmaceutical manufacturing.
- r. Pottery manufacturing.
- s. Replating shop.
- t. Research and development laboratories.
- u. Sheet metal shop.
- v. Sign shop.
- w. Upholstering shop.

3. Retail sales.

- a. Appliance store.
- b. Automobile parts store.
- c. Awning or canvas store.
- d. Big box. Any single retail space (limited to permitted retail uses in this C-4 district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

(1) Primary access is not on a local collector\* street; and

**Note:** \*At the request of the city the term residential has been changed to collector in this subsection.

(2) Residential zoned property is not located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the

Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

Also See Sections 1.403 and 5.1603.B.

- e. Boat sales.
  - f. Building materials sales yard, including the sale of rock, sand and gravel as an incidental part of the main business but excluding concrete mixing.
  - g. Carpet and floor covering store.
  - h. Craft shop conducted in conjunction with retail business which includes ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
  - i. Furniture store.
  - j. Ice distributing station.
  - k. Motorcycle sales.
  - l. Plant nursery.
  - m. Recreational vehicles and camper sales.
  - n. Swimming pool sales office, including display pools and equipment storage.
  - o. Tire shop including recapping.
4. Wholesale sales.
- a. Wholesale sales of any commodity allowed as retail sales in the City of Scottsdale.
5. Services.
- a. Animal boarding kennel, provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
  - b. Appliance repair.
  - c. Automated or coin-operated carwash.
  - d. Automobile rental or leasing.
  - e. Automobile storage garage.
  - f. Automotive repair.
  - g. Boat building or repair.
  - h. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
  - i. Emissions testing facility.
  - j. Equipment rental or sales.
  - k. Equipment storage.
  - l. Frozen food locker.
  - m. General or subcontractors.
  - n. Printing, lithography, publishing or photostating establishment.
  - o. Public utility service or storage yard.
  - p. Recyclable material collection center.
  - q. Trailer repair.
  - r. Unoccupied recreational vehicle storage.
  - s. Warehouses.

## 6. Other uses.

- a. Accessory buildings.
- b. Automobile sales, new or used.
- c. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
- d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

B. *Uses permitted by conditional use permit.*

- 1. Amusement park.
- 2. Big box. Any single retail space (limited to permitted retail uses in this C-4 district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
  - a. Primary access is on a local residential street; or
  - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.

- 3. Broadcasting station and studio, commercial; commercial radio or television, including sending or receiving towers.
- 4. Gasoline service station (see section 1.403 for criteria).
- 5. Outdoor sales display area.
- 6. Internalized community storage (see section 1.403 for criteria).
- 7. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
- 8. Seasonal art festival.

(Ord. No. 1903, § 1, 9-2-86; Ord. No. 1971, § 1, 8-4-87; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2654, § 1, 4-19-94; Ord. No. 2831, § 1, 9-19-95; Ord. No. 2901, § 1, 4-16-96; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03)

**Editor's note:** The arabic numbers for uses in paragraphs A and B above were not present in Ord. No. 1903. As they were present prior to enactment of Ord. No. 1903, the arabic numbers have been editorially supplied.

**Sec. 5.1604. Property development standards.**

The following property development standards shall apply to all land and buildings in the C-4 district.

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet.
  - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.

E. *Density.* No requirement.

F. *Yards.*

1. Front Yard.

a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.

b. A minimum of one-half ( 1/2) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.

c. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.

b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

5. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

### **Sec. 5.1605. Off-street parking.**

The provisions of article IX shall apply.

### **Sec. 5.1606. Signs.**

The provisions of article VIII shall apply.